



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2021-025

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

**PLATTING APPLICATION FEES:**

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

**NOTES:**

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 1500 Sunset Hill

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION North of SH66 on Lakeshore Dr

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING SF-10 w/SUP CURRENT USE House of Worship

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE House of Worship

ACREAGE 7.45 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

OWNER St. Benedict's Anglican Church  APPLICANT Doughrate Assoc. Inc.

CONTACT PERSON Michael Vinson CONTACT PERSON Dub Doughrate

ADDRESS 1500 Sunset Hill ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214.600.0779 PHONE 972.742.2210

E-MAIL michael@stbenedictanglican.com E-MAIL wldoughrate@doughrate.com

**NOTARY VERIFICATION [REQUIRED]**

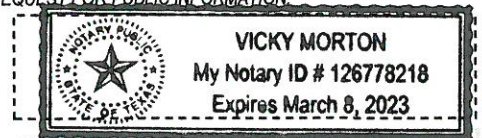
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.L. Doughrate II [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 298.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

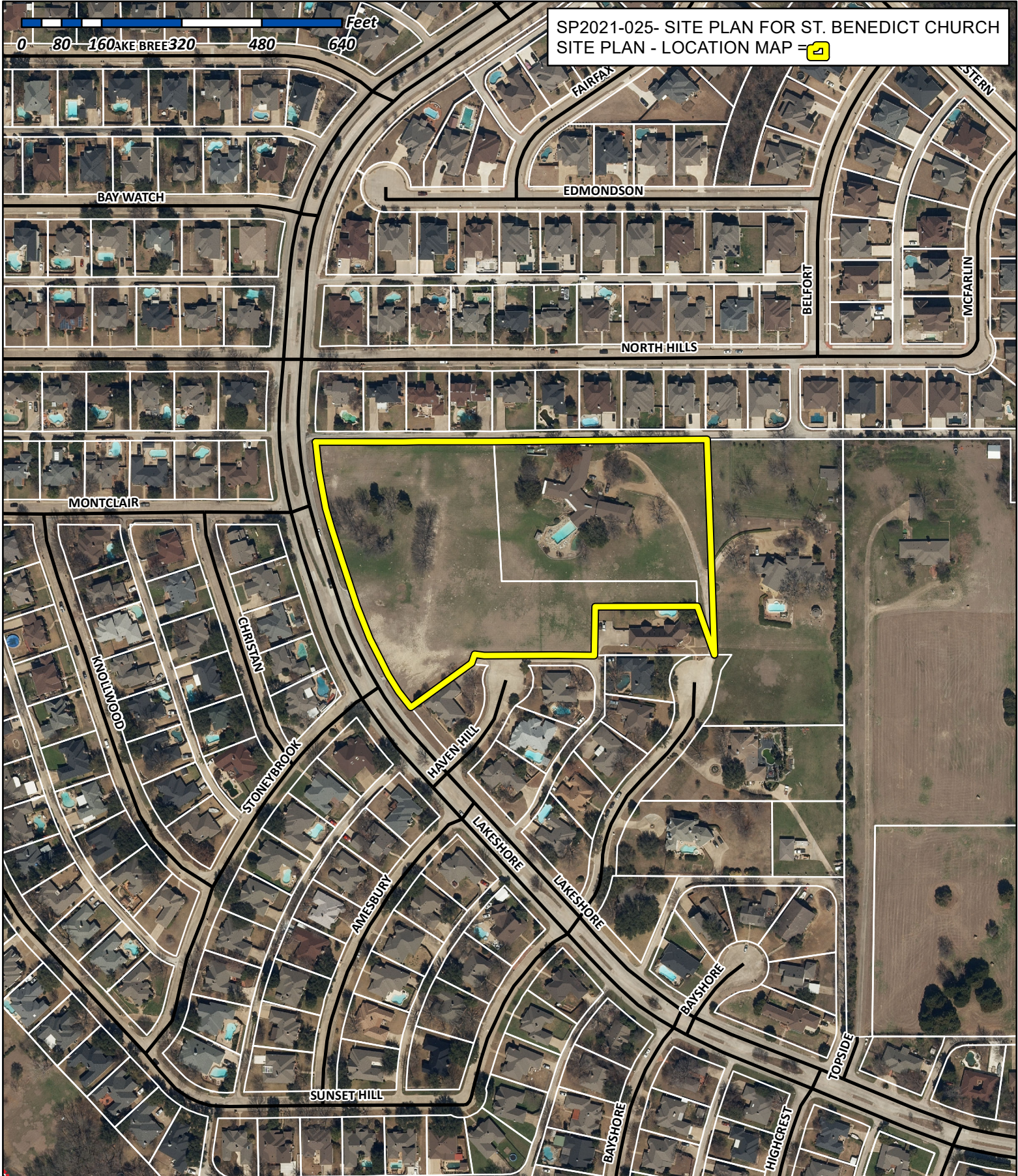
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2021

OWNER'S SIGNATURE W.L. Doughrate II

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vicky Morton



MY COMMISSION EXPIRES March 8, 2023



SP2021-025- SITE PLAN FOR ST. BENEDICT CHURCH  
 SITE PLAN - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



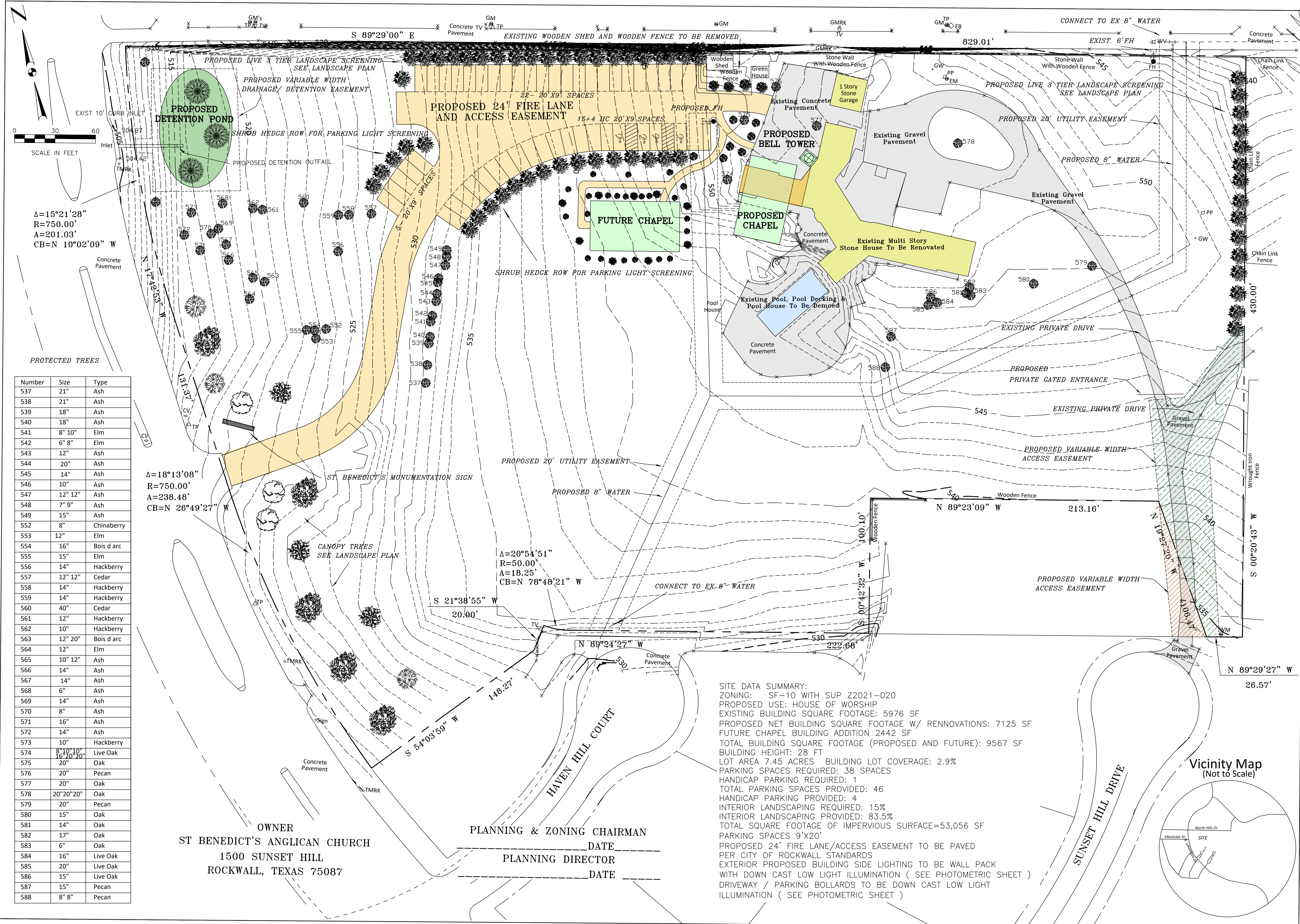


THE SEAL APPEARING ON THIS DRAWING IS THE PROPERTY OF W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**SITE PLAN**  
**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**  
 1500 SUNSET HILL DR  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' ±
DATE APRIL 23, 2021
2007 SITE PL PROJECT
20



$\Delta=15^{\circ}21'28''$   
 $R=750.00'$   
 $A=201.03'$   
 $CB=N 10^{\circ}02'09'' W$

$\Delta=18^{\circ}13'08''$   
 $R=750.00'$   
 $A=238.48'$   
 $CB=N 26^{\circ}49'27'' W$

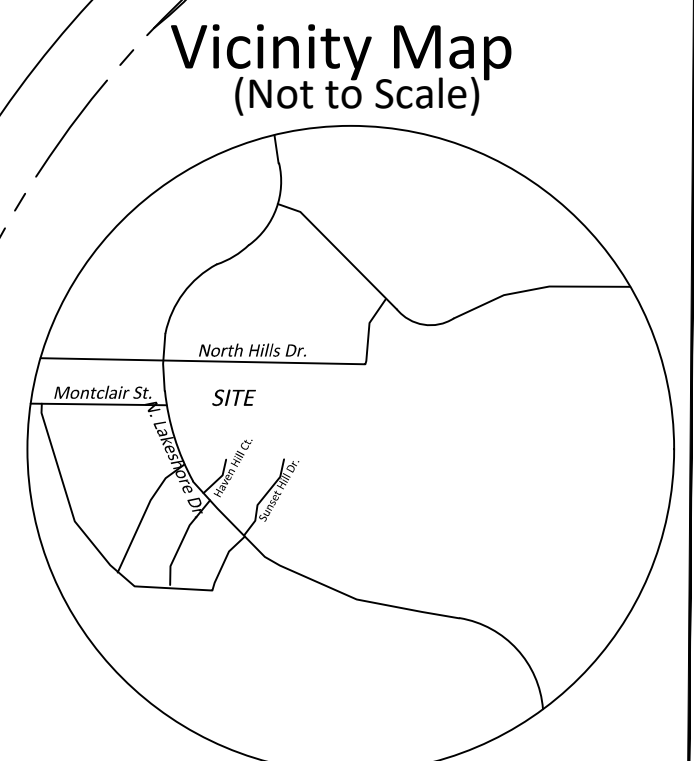
$\Delta=20^{\circ}54'51''$   
 $R=50.00'$   
 $A=18.25'$   
 $CB=N 78^{\circ}48'21'' W$

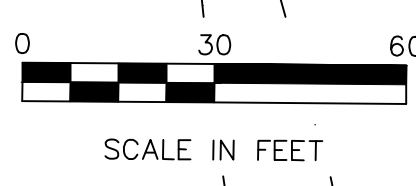
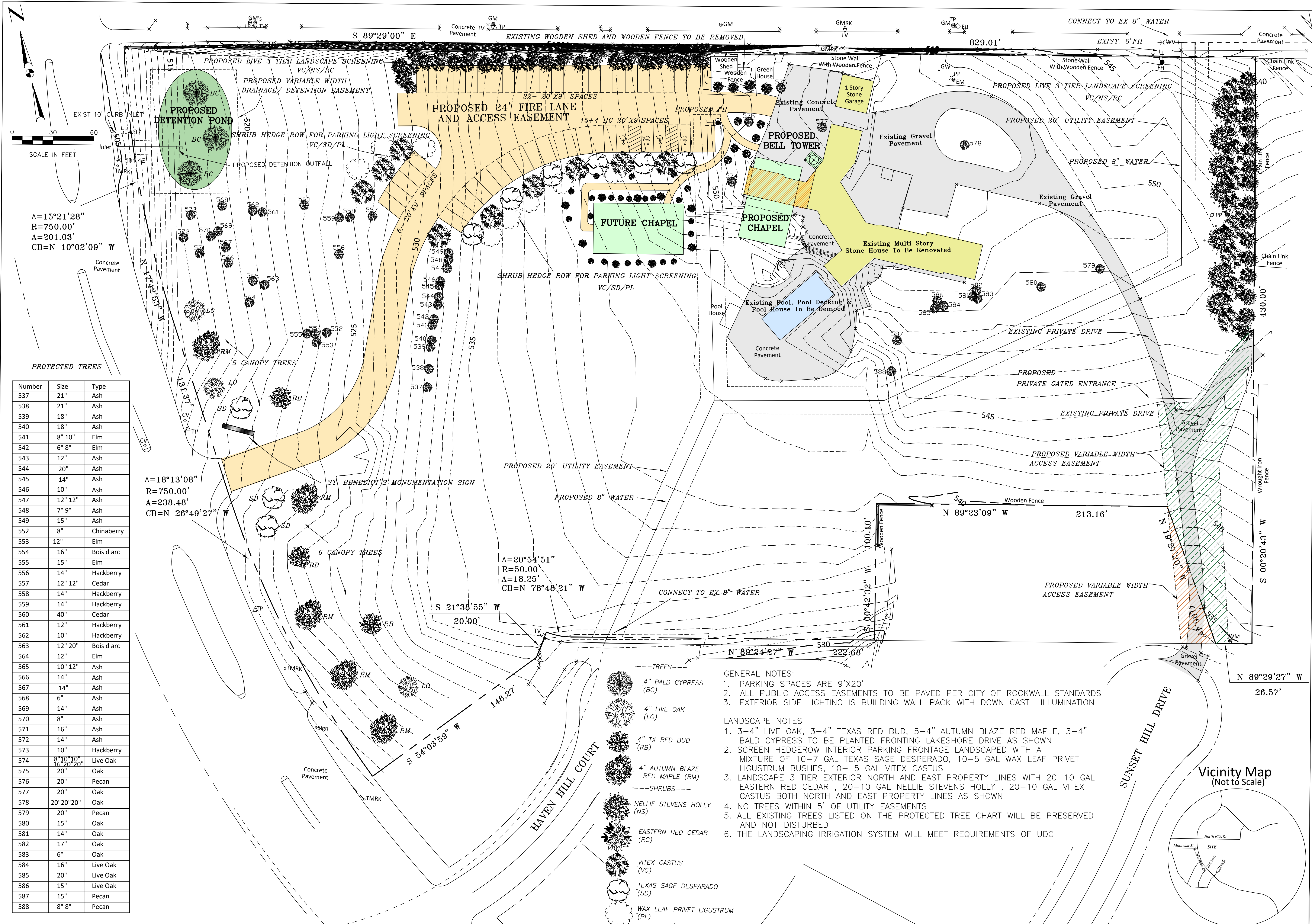
Number	Size	Type
537	21"	Ash
538	21"	Ash
539	18"	Ash
540	18"	Ash
541	8" 10"	Elm
542	6" 8"	Elm
543	12"	Ash
544	20"	Ash
545	14"	Ash
546	10"	Ash
547	12" 12"	Ash
548	7" 9"	Ash
549	15"	Ash
552	8"	Chinaberry
553	12"	Elm
554	16"	Bois d arc
555	15"	Elm
556	14"	Hackberry
557	12" 12"	Cedar
558	14"	Hackberry
559	14"	Hackberry
560	40"	Cedar
561	12"	Hackberry
562	10"	Hackberry
563	12" 20"	Bois d arc
564	12"	Elm
565	10" 12"	Ash
566	14"	Ash
567	14"	Ash
568	6"	Ash
569	14"	Ash
570	8"	Ash
571	16"	Ash
572	14"	Ash
573	10"	Hackberry
574	8" 10" 10"	Live Oak
575	20"	Oak
576	20"	Pecan
577	20"	Oak
578	20" 20" 20"	Oak
579	20"	Pecan
580	15"	Oak
581	14"	Oak
582	17"	Oak
583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

**SITE DATA SUMMARY:**  
 ZONING: SF-10 WITH SUP Z2021-020  
 PROPOSED USE: HOUSE OF WORSHIP  
 EXISTING BUILDING SQUARE FOOTAGE: 5976 SF  
 PROPOSED NET BUILDING SQUARE FOOTAGE W/ RENNOVATIONS: 7125 SF  
 FUTURE CHAPEL BUILDING ADDITION 2442 SF  
 TOTAL BUILDING SQUARE FOOTAGE (PROPOSED AND FUTURE): 9567 SF  
 BUILDING HEIGHT: 28 FT  
 LOT AREA 7.45 ACRES BUILDING LOT COVERAGE: 2.9%  
 PARKING SPACES REQUIRED: 38 SPACES  
 HANDICAP PARKING REQUIRED: 1  
 TOTAL PARKING SPACES PROVIDED: 46  
 HANDICAP PARKING PROVIDED: 4  
 INTERIOR LANDSCAPING REQUIRED: 15%  
 INTERIOR LANDSCAPING PROVIDED: 83.5%  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=53,056 SF  
 PARKING SPACES 9'X20'  
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS  
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )  
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )

OWNER  
**ST BENEDICT'S ANGLICAN CHURCH**  
 1500 SUNSET HILL  
 ROCKWALL, TEXAS 75087

PLANNING & ZONING CHAIRMAN  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR  
 \_\_\_\_\_ DATE \_\_\_\_\_





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 $R=750.00'$   
 $A=201.03'$   
 $CB=N 10^{\circ}02'09'' W$

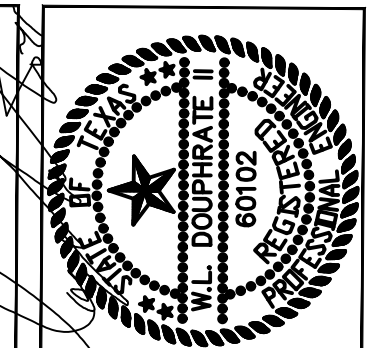
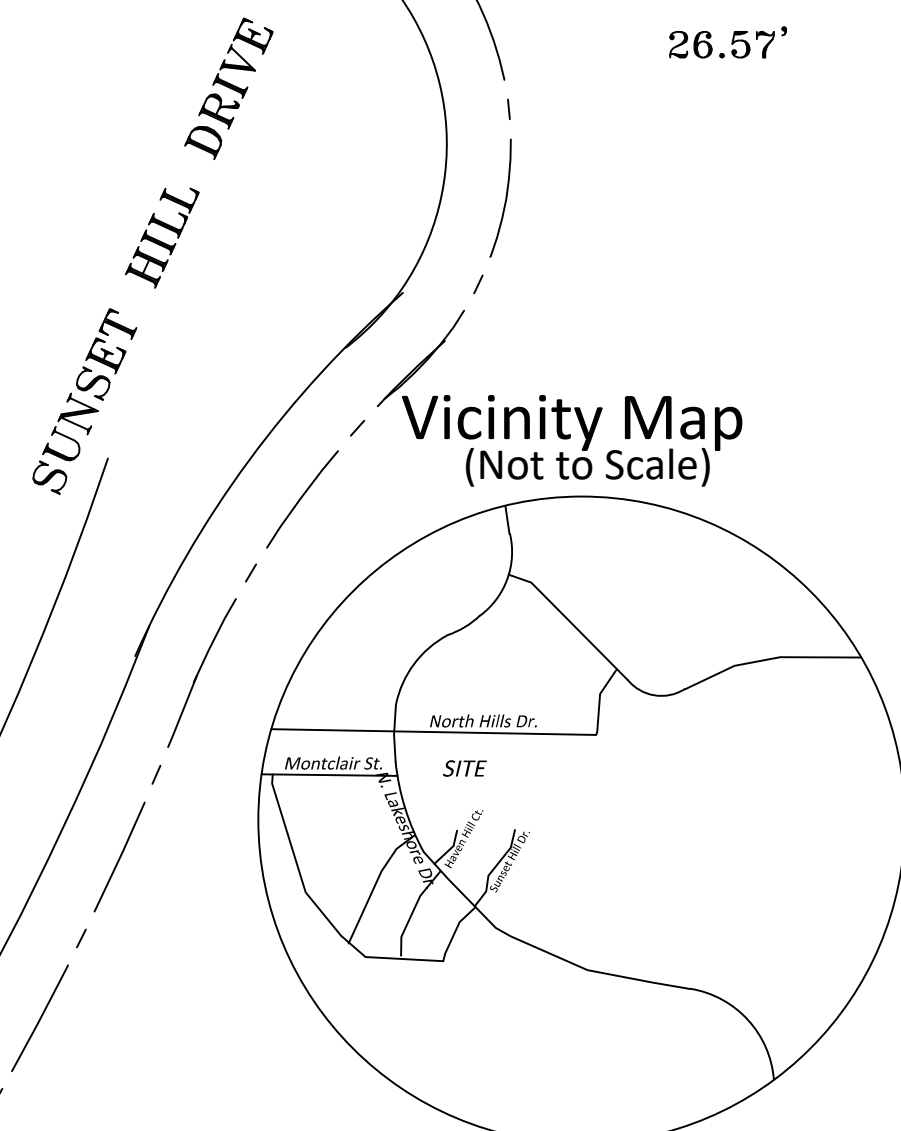
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583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
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588	8" 8"	Pecan

- TREES ---
- 4" BALD CYPRESS (BC)
- 4" LIVE OAK (LO)
- 4" TX RED BUD (RB)
- 4" AUTUMN BLAZE RED MAPLE (RM)
- SHRUBS ---
- NELLIE STEVENS HOLLY (NS)
- EASTERN RED CEDAR (RC)
- VITEX CASTUS (VC)
- TEXAS SAGE DESPARADO (SD)
- WAX LEAF PRIVET LIGUSTRUM (PL)

- GENERAL NOTES:**
1. PARKING SPACES ARE 9'X20'
  2. ALL PUBLIC ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
- LANDSCAPE NOTES**
1. 3-4" LIVE OAK, 3-4" TEXAS RED BUD, 5-4" AUTUMN BLAZE RED MAPLE, 3-4" BALD CYPRESS TO BE PLANTED FRONTING LAKESHORE DRIVE AS SHOWN
  2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 10-7 GAL TEXAS SAGE DESPERADO, 10-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 10- 5 GAL VITEX CASTUS
  3. LANDSCAPE 3 TIER EXTERIOR NORTH AND EAST PROPERTY LINES WITH 20-10 GAL EASTERN RED CEDAR , 20-10 GAL NELLIE STEVENS HOLLY , 20-10 GAL VITEX CASTUS BOTH NORTH AND EAST PROPERTY LINES AS SHOWN
  4. NO TREES WITHIN 5' OF UTILITY EASEMENTS
  5. ALL EXISTING TREES LISTED ON THE PROTECTED TREE CHART WILL BE PRESERVED AND NOT DISTURBED
  6. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC

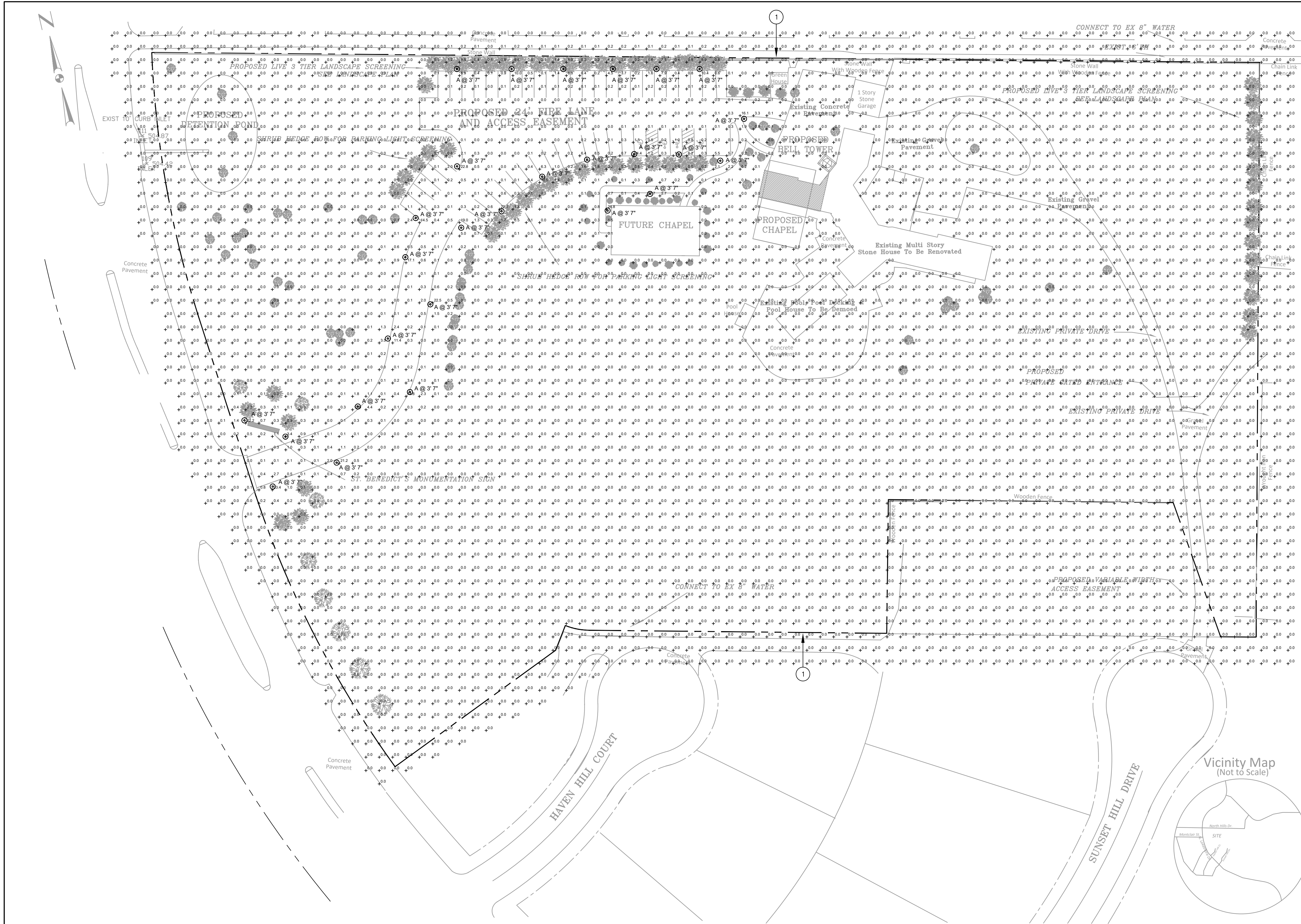


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-586, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**LANDSCAPING PLAN**  
**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 30' H 1" = 50' V
DATE	APRIL 23, 2021
PROJECT	2007 SITE PL
	20



1 PHOTOMETRIC PLAN  
SCALE: 1" = 40'

Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
A	27	KIM LIGHTING	BNB-36L3K	BOUNCE BOLLARD LED DIE CAST ALUMINUM HOUSING AND LENS FRAME, FLAT GLASS LENS, FOUR 3/4" RODS HOLDING FIXTURE HEAD OFF BALLAST COMPARTMENT/RISER.	40.9

## NOTES BY SYMBOL (X) :

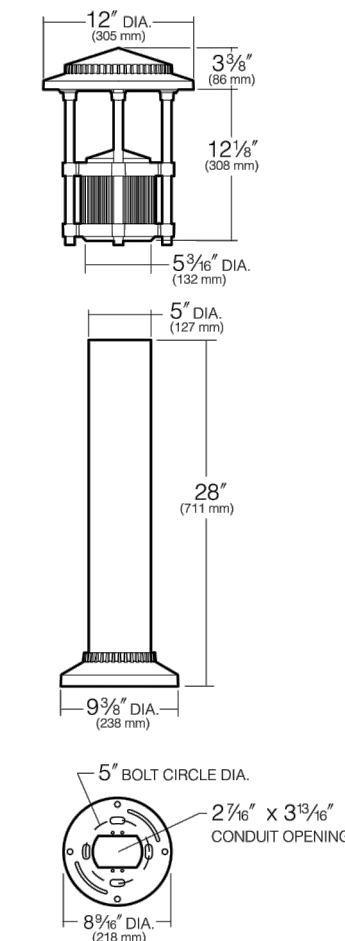
1. PROPERTY LINE.



Type:  
Job:  
Catalog number:

Fixture:  Electrical Module  Luminaire Finish  Options  
See page 2      See page 3

### Specifications BNB1 LED 18, 27 or 36 LED



© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

### BNB1 LED Bounce Bollard revision 12/14/17 • kl\_bnb1led\_spec.pdf

Approvals:

Date:   
Page: 1 of 4

**Head and Lens Frame:** Die-cast, low copper (<0.6% Cu) aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. 3/8" thick clear flat tempered glass lens seals against the lens frame by a one-piece molded silicone gasket. Lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

**Body Support:** Die-cast, low copper (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The four heavy wall extruded aluminum support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically latched at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with a brass bushing.

**Body Cap:** Die-cast, low copper (<0.6% Cu) aluminum, stained by two captive stainless steel screws. Optional matte black finish to eliminate bounce light. See page 8.

**Shaft:** One-piece aluminum extrusion, 125' minimum wall thickness and two internal 3/8-16 mounting rods sandwich shaft between base and head.

**Anchor Base Plate:** A heavy cast aluminum anchor base is provided for mounting to the four 3/4" x 10" + 2" zinc plated J-bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour (5' B.C.D.).

**Electrical Module:** Factory mounted to a rigid harness attached to the anchor base. A total of 27 mid power LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for Type I version; three (3) modules for Type II version; and four (4) modules for Type V version. Available in 560nm Amber, 3000K, 4200K and 5100K color temperatures.

**LED Driver:** Universal voltage from 120 to 277V with a ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triphosphor isocyanurate (TICI) polyester powdercoat finish. Standard colors include: (BU) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) South Gray, (LG) Light Gray, and (CC) Custom Color (include RAL#).

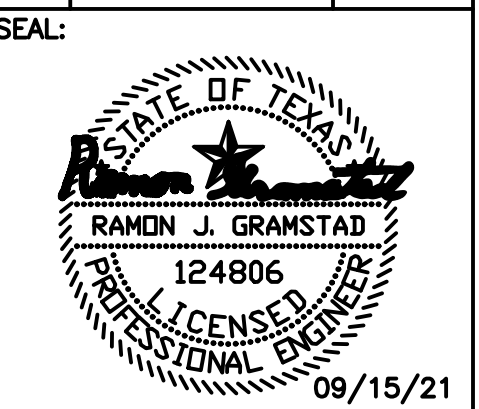
**Listed to:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2/250.0 Luminaires, RoHS compliant. Meets Buy American provisions within ASNA.

**Warranty:** Kim Lighting warrants Bolland LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifesShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

REV#	DESCRIPTION	DATE



ISSUE/ORIGINAL	COPYRIGHT	DATE: 09.15.21
PROJECT #:		21075-06-203
DRAWN BY:	RG	
CHECKED BY:	JR	
SHEET NAME: PHOTOMETRIC PLAN		

SHEET NUMBER:  
**E1**